



Biodiversity Net Gain Design Stage Report

Land at Telegraph Way, Kirkby

LIDL GB Ltd

MAN.1230.073.EC.R.003



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Biodiversity Net Gain Design Stage Report

Project:	Land at Telegraph Way, Kirkby
For:	LIDL GB Ltd
Status:	Final – Rev A
Date:	10 th February 2026
Author:	Ethan Westmerland – Assistant Ecologist MSc BSc (Hons)
Reviewer:	Chris Schofield – Principal Ecologist MSc BSc (Hons), ACIEEM

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Non-Technical Summary

- i. In July 2025 Enzygo Ltd was commissioned by Lidl GB Ltd (the client to undertake a Biodiversity Net Gain (BNG) Assessment of Land at Telegraph Way, Kirkby L32 1TZ (central grid reference SJ 41174 98914), located within the Knowsley Metropolitan Borough Council authority. This study will inform proposals for the redevelopment of the site to a supermarket, with associated car parking and landscaping.
- ii. This report has been updated in February 2026, following minor amendments in response to comments from the LPA Ecologist.
- iii. The site supports the following baseline value:
 - Habitat Units: 0.54
 - Hedgerow Units: 0.00
 - Watercourse Units: 0.00
- iv. There are no irreplaceable habitats present on site.
- v. This assessment indicates that on-site BNG is not possible for habitat units. With a -0.16 unit loss (which equates to -29.6% change). The hedgerow and watercourse unit aspects are not applicable.
- vi. As a result, it may be necessary for the client to deliver off-site habitat units to comply with mandatory 10% BNG for this project.

1.0 Introduction

1.1 Commission

1.1.1 In July 2025 Enzygo Ltd was commissioned by Lidl GB Ltd (the client to undertake a Biodiversity Net Gain (BNG) Assessment of Land at Telegraph Way, Kirkby L32 1TZ (central grid reference SJ 41174 98914), located within the Knowsley Metropolitan Borough Council authority. This study will inform proposals for the redevelopment of the site to a supermarket, with associated car parking and landscaping. This report has been updated in February 2026, following minor amendments in response to comments from the LPA Ecologist.

1.2 Site Description

- 1.2.1 The approximately 0.6ha site lies in Kirkby Town Centre, Knowsley, and comprises a series of regularly managed amenity grassland areas interspersed with hard standing pathways, roads, and car parking. The grassland appeared recently mown with low sward height, exhibiting limited botanical diversity. A network of pedestrian walkways and kerbed verges bisect the open space, some of which contain sporadic growth of ruderal species in cracks or edges.
- 1.2.2 The wider landscape is predominantly urban and forms part of the built environment of Kirkby. The northern boundary of the Site adjoins the A506, beyond which lies Kirkby Church of England Primary School. To the east and south, the landscape continues with retail developments and associated car parking. To the west, a row of Sycamore trees (*Acer pseudoplatanus*) lines Hall Lane, which leads towards a roundabout and a broader urban setting.

Figure 1 – Survey Area



Image courtesy of Google Image Pro 7.3.6.10201, [Grid Ref: SJ 77671 95696]. Imagery date March 2025.
Image accessed 30th October 2025.

1.3 Proposed Development

- 1.3.1 The study will inform proposals for redevelopment of the site to a supermarket, with associated car parking and landscape planting. The Proposed Site Plan (Space, 2025) indicates access will be achieved via Telegraph Way.
- 1.3.2 It is assumed that no additional land outside of the redline boundary footprint is proposed for any construction compound, contractor parking etc. Refer to Appendix A for a plan of the proposals.

1.4 Background

- 1.4.1 A search of the Knowsley Metropolitan Borough Council planning website identified no previous applications associated with the site.
- 1.4.2 It is our understanding that to date, there have been no known discussions regarding ecology with the LPA/County Ecologist/third party consultees (e.g. EA or Natural England) for this application.

1.5 Aims and Objectives

- 1.5.1 This information will support the planning application and assist the Planning Officer in making an informed decision on whether the application can demonstrate 'no net loss in biodiversity' and a 'biodiversity net gain' in accordance with National Planning Policy Frameworks (NPPF) and Local Planning Policy.
- 1.5.2 This document has been produced with reference to Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

1.6 Relevant Policy & Legislation

- 1.6.1 In accordance with the Environment Act 2021, there is a requirement to demonstrate at least a +10% net gain (habitats, hedgerows, rivers where applicable). In some instances, Local Planning Policies may also set higher net gain targets. Additionally, there may also be the requirement for the incorporation of additional enhancements i.e. set number of bird/bat boxes, invertebrate boxes etc, which do not form part of the BNG metric calculation.
- 1.6.2 The following policy from the Knowsley Local Plan: Core Strategy (Knowsley Metropolitan Borough Council, 2016) is applicable to biodiversity and nature conservation (provided in summary only and the full Local Plan document should be viewed for full details):

- **Policy CS8 Green Infrastructure** - Outlines the Borough's commitment to protecting, managing, and enhancing its Green Infrastructure (GI) to deliver multiple environmental and community benefits. It supports the role of GI in improving neighbourhoods, sustaining biodiversity, preserving historic landscapes, mitigating climate change and flood risk, and reducing pollution. The policy also promotes recreational opportunities and sustainable transport connections through green links.

To achieve this, the Council will use planning powers to safeguard key greenspaces, enhance open space quality, and support ecological networks by protecting habitats, watercourses, and wildlife corridors. The integration of biodiversity features into new developments is encouraged, alongside improved public access to greenspace and

active travel routes. A landscape-scale approach is promoted, with cross-boundary collaboration to protect internationally designated sites and their supporting habitats. Future greenspace allocations will be detailed in the Site Allocations Plan and supported by guidance within relevant Supplementary Planning Documents.

- 1.6.3 There are no apparent Supplementary Planning Documents (SPD) applicable to Biodiversity Net Gain.
- 1.6.4 At the time of writing this report, The Liverpool City region has not adopted Local Nature Recovery Strategy. However, there is a guidance note on Mandatory Biodiversity Net gain and its Implementation in the Liverpool City Region (Merseyside Environmental Advisory Service, 2024) – the final strategy will be published later this year.

2.0 Methodology

2.1 Desk Study

2.1.1 Desk study details were obtained from the following sources on the associated dates to provide background on ecological features in the vicinity of the site. In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations are considered too as these are also legally protected. The records search included:

- Statutory sites designated or classified under international conventions or European legislation within a 5km radius, statutory sites designated under national legislation (including Marine), non-statutory designations, existing EPS Licence applications and Great Crested Newt Pond Survey records within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius [Magic Map, 24th July 2025] (DEFRA, 2025);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence [Trafford Metropolitan Borough Council, 24th July 2025] (Knowsley Metropolitan Borough Council, 2025).
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; Magic Map; and Ordnance Survey Street View, 24th July 2025); and
- Locally designated wildlife sites & any notified Local Biodiversity Action Plan (BAP) Habitats, Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any important hedgerows/veteran trees within the immediate zone of influence [Merseyside Biobank (29th July 2025)].

2.1.2 The Data has been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2023).

2.2 Field Survey

2.2.1 Field Survey was undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

Table 1 - Survey Dates and Conditions

Survey	Date	Staff/Licence	Environmental Conditions
Preliminary Ecological Appraisal	4 th July 2025	Ethan Westmerland MSc, BSc (Hons) – Assistant Ecologist at Enzygo Ltd.	Dry and moderate cloud (50% cloud cover), and 23°C with light wind.

2.3 Approach to BNG

- 2.3.1 BNG Feasibility information (where this did not form part of a BNG Feasibility Report or part of a Preliminary Ecological Appraisal [PEA]) has been included. For example, where different options have been appraised/feasibility of BNG has been considered, justification for the preferred option is provided.
- 2.3.2 A BNG Design Stage Report is produced once site layouts are finalised. This is aimed at decision-makers, e.g., a local planning authority, at the design consent stage of a project (i.e., to form part of a planning application submission alongside an Ecological Impact Assessment (EclA) Report).
- 2.3.3 BNG has been designed in accordance with BS 8683:2021 Process for designing and implementing biodiversity net gain – Specification (British Standard, 2021), Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA, IEMA, 2016), and Biodiversity net gain. Good practice principles for development: A practical guide (Baker, 2016).
- 2.3.4 DEFRA's Statutory Biodiversity Metric has been used for this assessment.

2.4 Evidence of Technical Competence and Experience

- 2.4.1 This report was produced by Ethan Westmerland, Assistant Ecologist at Enzygo and. The report has been reviewed by Chris Schofield MSc BSc (Hons) ACIEEM, Principal Ecologist at Enzygo and with over 10 years' experience as a consultant Ecologist.
- 2.4.2 It is confirmed both Ethan and Chris have the training, qualifications, experience, knowledge and skills to undertake this task in accordance with the CIEEM competency framework, including attending training courses on Biodiversity Net Gain and keeping up to date on all related guidance and policy changes.

2.5 Limitations

- 2.5.1 At certain times of year flora species may be in a state of senescence and are not readily identifiable. However, July represents a favourable time to identify the majority of flora species and it was possible to easily classify the commonly occurring habitat types. It is not considered likely that any indicators of more valuable habitat would be present at any other time year that could result in an alteration of the habitat classification presented in this report. The timing of the survey is not perceived as a survey limitation.
- 2.5.2 All areas of the site were fully accessible.

3.0 Baseline Conditions

3.1 Important Ecological Features

- 3.1.1 Ecological features identified by the field survey are presented below, along with their details. Refer to enclosed drawings for the location & extent of these features.
- 3.1.2 There are no designated sites or features providing notable ecosystem services, which influence the schemes deliverability of Biodiversity Net Gain.

3.2 Quantitative Baseline metric calculations

- 3.2.1 Refer to the appended UK Habitat Classification Map for a plan showing the baseline habitats and areas used for the Metric calculation. It is confirmed this map, and associated areas are spatially accurate and have been measured using GIS/CAD. In this instance, given the relatively simple nature of the site it has not been necessary to split the site into separate numbered parcels which would be useful for cross-referencing on more complex sites. Refer to Appendix B for accompanying Statutory Metric and Condition Assessment Forms.

- 3.2.2 The site baseline habitat units are as follows:

- **Developed Land; Sealed Surface (u1b)** 0.37ha. 'V. Low' Distinctiveness. 'N/A' Condition. Habitat Units 0.00.
- **Modified Grassland (g4)** 0.268ha. 'Low Distinctiveness. 'Poor' Condition. Habitat Units 0.54

- 3.2.3 The site baseline hedgerow units are as follows:

- No hedgerows or lines of trees present on site therefore the hedgerow unit aspect of the Metric is not applicable in this instance.

- 3.2.4 The site baseline watercourse units are as follows:

- No rivers/streams or ditches present on site therefore the watercourse unit aspect of the Metric is not applicable in this instance.

3.3 Strategic Significance

- 3.3.1 In accordance with the 'strategic significance' guide outlined within the Statutory Biodiversity Metric User Guide (DEFRA, 2025), the Local Habitat Map as set out within the Draft Liverpool City Region Combined Authority Local Nature Recovery Strategy has been utilised. Figure 2 below shows and insert from the Local Habitat Map with the redline boundary overlaid, and indicating areas of the site lie within an Urban Pre-consultation measures area.

- 3.3.2 The Measure Description for this area states "*Planting of climate resilient urban woodland and street trees that provide shade and sources of food for wildlife (ideally locally sourced, native trees such as rowan, hawthorn, crab apple)*", with it stated this could be delivered by "*Native wildflower meadows, making space for water, orchards and mini woodlands in community spaces and gardens, allotment creation and installation of wildlife boxes*".

- 3.3.3 Recognising this mapping allocation, and considering the baseline habitats present, all baseline habitats have been mapped as Low Strategic Significance (i.e. do not contribute to this measure) with the exception of urban trees which are deemed to be of "High Strategic Significance".

Figure 2 – Draft LNRS Local Habitat Map

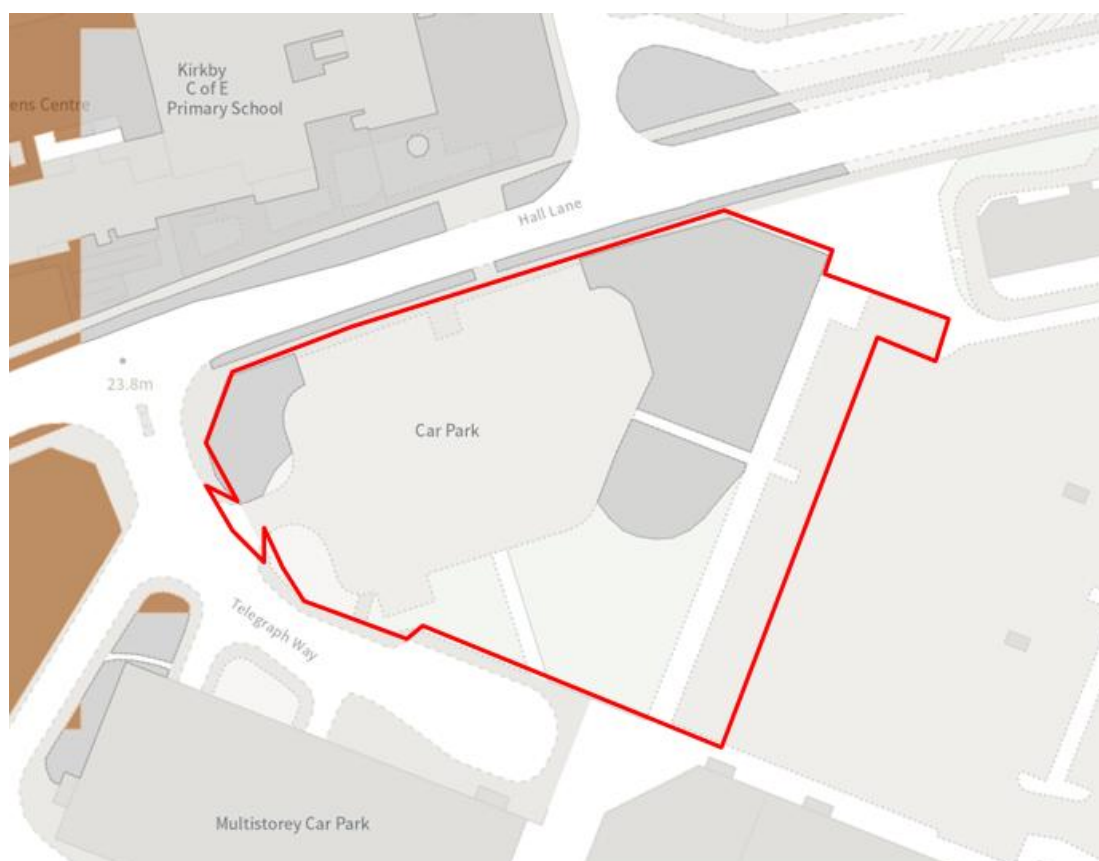


Image from [Local Nature Recovery Strategy / Liverpool City Region Combined Authority](#) with dark grey area highlighting LNRS Urban Pre-Consultation Measures Areas

3.4 Condition Assessment

3.4.1 Refer to enclosed Condition Assessment spreadsheet at Appendix B for further details of the baseline habitat condition assessments.

3.5 Justification

3.5.1 Baseline habitat information has been extracted from the above desk study and field survey findings only. The modified grassland present is typical of the local area and conditions present and it is not considered likely that any indicators of species-rich grassland would be present at any other time year that could result in an alteration of the habitat classification presented in this report.

4.0 BNG Good Practice Principles for Development

4.1.1 In accordance with Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA, IEMA, 2016) each of the BNG principles are identified below. Justification of how each BNG principle has been applied is given, and a statement given on how each is considered alongside the related supporting evidence.

1. **Apply the Mitigation Hierarchy** – through the project design phase the mitigation hierarchy will be implemented in accordance with BS42020:2013 (BSI, 2013). In this instance, and considering the absence of any features of notable baseline value, no specific layout considerations and avoidance/mitigation is applicable. Nonetheless, standard construction mitigation measures will be implemented and the proposals include street tree planting to provide some green infrastructure in the developed landscape.
2. **Avoid losing biodiversity that cannot be offset by gains elsewhere** – it is confirmed there are no impacts to any irreplaceable habitats anticipated.
3. **Be inclusive and equitable** – although no specific consultation with any biodiversity-related stakeholders has been undertaken, consultation with the planning authority will be undertaken through the planning process to ensure the design meets local requirements.
4. **Address risks** – the Metric indicates that an overall net gain in habitat units is anticipated (assuming off-site habitat units are delivered). The target conditions of the proposed habitats recognise the risks and uncertainty associated with this project, and feasibility of actual habitat creation/ enhancement. Any management plan will be a reviewable document which can be updated over a 30-year period to address any unforeseen required remedial measures or changes to the proposed management.
5. **Make a measurable Net Gain contribution** – the Metric has been used to quantify impacts to pre-project habitats, and potential habitat gains from the proposed scheme have been allocated appropriate habitat types in accordance with the UK Habitat Classification and realistic target conditions have been stipulated in accordance with proposed management activities and the Metric guidance.
6. **Achieve the best outcomes for biodiversity** – a sensitive final site design and landscape proposal has been produced based on advice provided by the Ecologist throughout the design of the scheme. In this instance, this will include maximising the available landscape planting areas including proposed tree planting.
7. **Be additional** – The habitat gains anticipated here are a direct result of the proposed site enhancements and implementation of future long-term management. It is confirmed that no existing management specific to biodiversity is currently in place, and therefore the proposed habitat gains detailed here would otherwise not be achieved.
8. **Create a Net Gain legacy** – it is confirmed that the client has the requisite technical capacity and desire for ensuring successful implementation of the scheme in the long-term. A suitable management company/experienced person shall be employed to undertake any management operations to ensure a legacy of net gain at the site is

maintained. The condition of habitats shall be monitored and any required changes to this management plan or specific remedial measures will be implemented.

9. **Optimise sustainability** – the design of the scheme and proposed landscape planting will balance the requirements to demonstrate a measurable overall BNG but also recognise the nature of the scheme to provide services and goods to the local community.
10. **Be transparent** – all information used to inform the BNG assessment will be publicly available, including the EclA report, any proposed Landscape plans/specifications, the Metric calculation and accompanying Condition Assessment, and this Design Stage Report.

5.0 Proposed Design

5.1 Biodiversity Objectives for Consideration

5.1.1 Beyond the requirement to demonstrate an achievable +10% Biodiversity Net Gain (BNG) the strategy proposed for the site will also consider the following policies and targets, with consideration of the ecological features present on site and within the zone of influence:

- Knowsley local policy objective to achieve BNG (no target currently stipulated which is higher than +10% The Environment Act 2021).
- North Merseyside Biodiversity Action Plan.
- Connectivity with any nature conservation designations or areas of priority habitat or otherwise valuable habitat within the surrounding area.
- Improvements for protected and priority species.

5.2 Other Limiting Factors

5.2.1 The proposed design has also considered existing site restrictions i.e. electric cables or other utilities crossing the site (above or below ground), Public Rights of Way (PROW), woodland practices, agricultural land status, and potential archaeology, alongside any future land requirements & restrictions i.e. climate change. Existing site conditions will also be considered i.e. flood risk zones, hydrology and drainage, landscape character and designations, contaminated land, soils and substrates, geology and topography.

5.2.2 Enzygo Ltd are not considered to act as a Principal Designer for any mitigation/enhancement strategies identified within this document, in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2016). It is our understanding that the client has or will confirm that all site conditions, including geology and hydrology etc as necessary (known to be clay soils), are suitable to ensure the proposals are feasible, and where necessary will consult with landscape architects etc where relevant.

5.3 Temporal Risk Multiplier

5.3.1 No temporal risk multiplier i.e. no habitat enhancement in advance and no delay in starting habitat enhancement, is applicable in this instance.

5.4 Strategic Significance

5.4.1 In accordance with the 'strategic significance' guide outlined within the Statutory Biodiversity Metric User Guide (DEFRA, 2025), the Local Habitat Map as set out within the Draft Liverpool City Region Combined Authority Local Nature Recovery Strategy has been utilised. Proposed habitats have been split between High strategic significance where mapped within this network, and Low strategic significance where outside of the mapped area.

5.5 Condition Assessment

5.5.1 Target condition assessments for proposed habitats have been decided based on the landscaping proposals, as well as the baseline habitat conditions (i.e. what is the likely habitat condition that will be achieved, assuming ecological context and habitat management will be broadly similar post-development to baseline).

5.5.2 Additionally, these condition assessments have taken a precautionary approach and considered what is feasible and realistic considering the site location, nature of development and the proposed landscape areas.

5.6 Proposed Metric Calculation

5.6.1 The site post-development habitat units are as follows:

- **Developed Land; Sealed Surface (u1b)** 0.569ha. 'V. Low' Distinctiveness. 'N/A' Condition. Habitat Units 0.00.
- **Introduced Scrub** 0.0423ha. Low distinctiveness. 'N/A' Condition. Habitat Units 0.08.
- **Modified Grassland** 0.0271ha. Low distinctiveness. Moderate Condition. Habitat Units 0.05.
- **Individual Urban Tree** 0.0326ha. 'Medium' Distinctiveness. 'Moderate' Condition. Habitat Units 0.12

5.6.2 The site post-development hedgerow units are as follows (*italics* indicate retained habitats):

- No hedgerows are being proposed as part of the development and the hedgerow unit aspect of the metric is not applicable.

5.6.3 The site post-development watercourse units are as follows:

- No rivers/streams or ditches are being proposed as part of the development and the watercourse part of the metric is therefore not applicable in this instance.

5.7 Change in Units

5.7.1 This BNG assessment indicates that the proposed development plans will result in the following on-site unit change:

- **Habitat Units: -0.16 (-29.6%)**

5.7.2 Therefore, current proposals are not deemed able to meet the requirement for 10% BNG for on-site habitat units.

5.7.3 It is understood the deficit is to be resolved through a local habitat bank provider (specific provider details to be provided separately).

5.8 Additional Enhancements

5.8.1 Considering the site location within the urban environment, and associated high levels of artificial lighting and human, it is not considered appropriate to provide additional point-specific enhancements such as bat roost boxes and bird nest boxes which are not factored into the BNG metric.

6.0 Habitat Management and Monitoring Plan

6.1 General

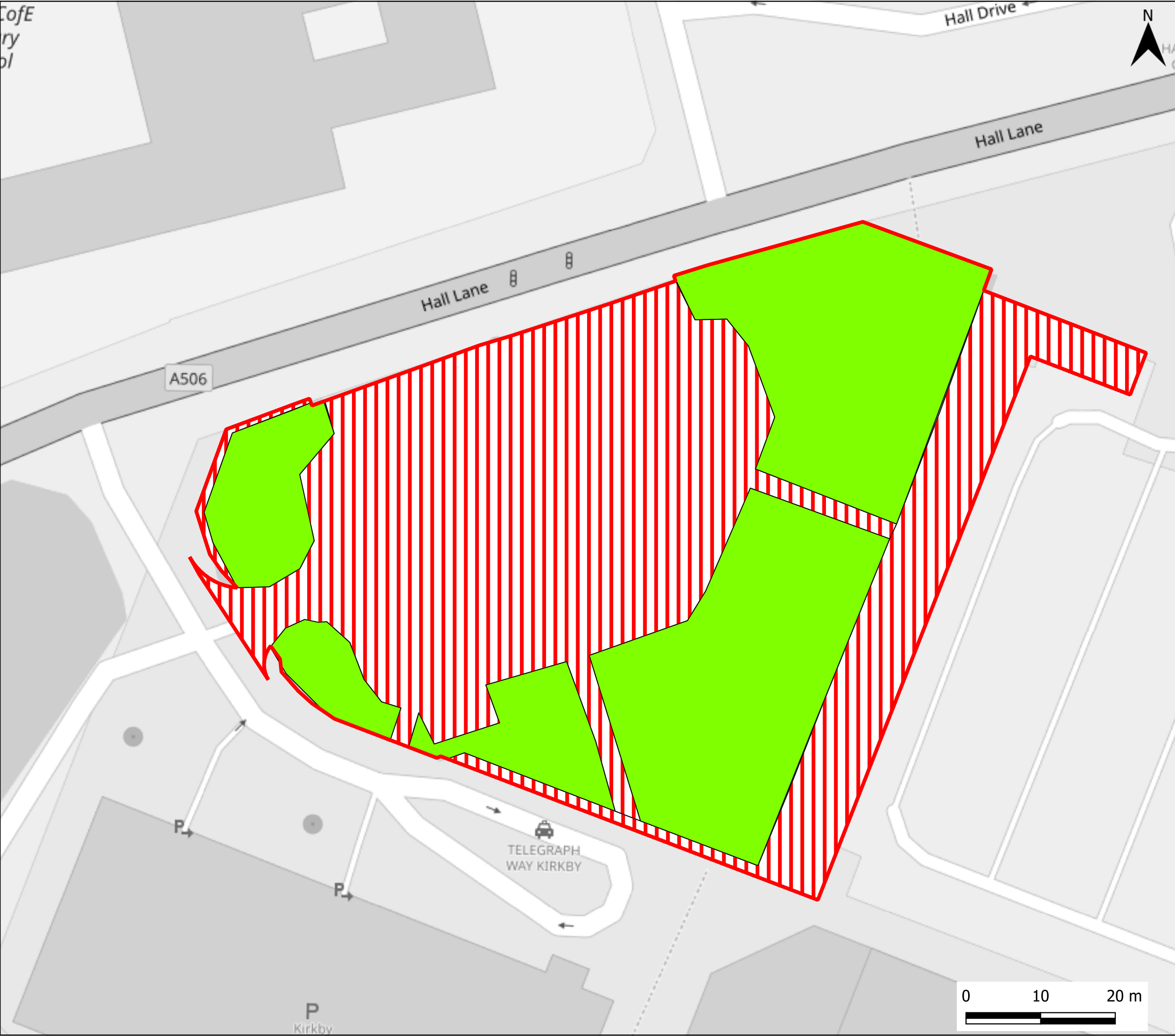
- 6.1.1 Once a final BNG strategy is decided upon, a Habitat Management and Monitoring Plan (HMMP) will be produced using the standard Natural England JP058 template to demonstrate how BNG is to be achieved over the long-term i.e. 30-year period. This will also include details of persons responsible, alongside legal & funding mechanisms to ensure longevity of any proposed habitat enhancement works. This will consider limiting factors identified in section 5.0.
- 6.1.2 The financial contribution required to achieve these, and any associated costs for long-term management (i.e. 30-yr period) will need to be agreed with the local planning authority (i.e. cost per unit).

6.2 Monitoring Activities

- 6.2.1 The HMMP will be subject to annual review, following an annual site inspection. Remedial measures will be incorporated where relevant i.e. habitat conditions not being achieved.

7.0 References

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- British Standard. (2021). *BS 8683: Process for designing and implementing biodiversity net gain - Specification*.
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- Knowsley Metropolitan Borough Council. (2016). *Knowsley Local Plan: Core Strategy*. Liverpool: Knowsley Metropolitan Borough Council.
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- Merseyside Environmental Advisory Service. (2024). *Guidance Note on Mandatory BNG and its implementation in the Liverpool City Region*. Liverpool: Merseyside Environmental Advisory Service.
- Space. (2025). *Proposed Site Plan - Barton Road, Stretford - Option 4*. Newcastle-upon-Tyne: Space.



Key:

- Site Boundary
- Modified grassland (g4)
- Developed land - sealed surface (u1b)

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P02	30/10/25	Redline updated	LW	EW	EW
P01	25/07/25	Preliminary Issue	SD	EW	EW

Project
Land at Telegraph Way, Kirkby

Client
Lidl GB Limited

Drawing Title
UK Habitat Classifications Map

Scale 1:500 @ A3	Date 25/07/2025	Status Preliminary
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DWG No. MAN1230073-ENZ-XX-XX-DR-Z-0001	Revision P02
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Appendix A – Proposed Site Plan



PLANTING NOTES

All trees to be planted and procured in accordance with BS 8545:2014. The providing nursery shall demonstrate Plant Healthy Certification and/or an adopted biosecurity policy and plant passport scheme.
Aftercare shall be in accordance with the approved Landscape Management Document.

GROUND PREPARATION

- Where required all existing topsoil and subsoil shall be stripped and stored separately on site. Heaps must not exceed 3m in height and should be used within 12 months in accordance with BS 4425 (Code of practice for general landscape operations).
- Existing topsoil and inert sub soils, shall be analysed in accordance with BS 3882 to determine available nutrients, texture, organic matter content and pH. Where required, existing soils are to be improved in accordance with BS 3882:2015. Subsoils shall conform to BS 8601:2013
- In all instances, where soil is to be retained and relatively undisturbed for the purposes of planting new vegetation on site, then it must be alleviated to avoid compaction, must be tested for pH for specific species suitability, and may require the addition of biochar + compost + organic fertiliser + native soil.
- Imported topsoil and site won soils shall be to British Standards BS 3882 - Multipurpose Grade. Spread to 300mm depth over areas to be planted with trees and shrubs. Remaining minimum rooting depth to be provide by a good quality subsoil to BS 8601:2013, free of building material debris to achieve the following overall rooting depths:
 - Grass - 450mm
 - Shrubs - 600mm
 - Trees - 900mm

PLANTING SCHEDULES

TREE SCHEDULE

SPECIES	Ht in m		NUMBERS REQUIRED	
	Girth in cm			4.5 min
Acer campestre 'Streetwise' (AcS)		-		2
Betula pendula (Bp)		-		3
Sorbus aucuparia 'Asplenifolia' (SaA)		-		3

All trees to have clear stems to 2.0m above ground level with well developed branching heads with a single, central leader and healthy, fibrous root systems. Trees to be container grown or rootballed according to season of planting.
Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil:compost mix and shall be secured to a machine rounded stake using 1 no. tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground.

ORNAMENTAL SHRUBS

ORNAMENTAL PLANTING SCHEDULE				
Shrub				
Nr	Name	Ht in cm	Pot(L)	Density
60	Berberis thunbergii 'Atropurpurea Nana'	20-25cm	3L	5.00
161	Ceanothus thyrsiflorus repens	30-40cm(D)	3L	5.00
98	Choisya ternata 'Sundance'	30-40cm	3L	5.00
109	Cistus corbariensis	30-40cm	3L	5.00
136	Cornus sanguinea 'Mid-Winter Fire'	40-60cm	3L	5.00
88	Euonymus fortunei 'Emerald Gaiety'	20-30cm(D)	3L	5.00
125	Hebe 'Mrs Winder'	30-40cm	3L	5.00
225	Hebe pinguifolia 'Pagei'	20-30cm(D)	3L	5.00
396	Lavandula angustifolia 'Munstead'	30-40cm	3L	5.00
215	Lonicera nitida 'Lemon Beauty'	30-40cm	3L	5.00
54	Photinia x fraseri 'LittleRobin'	40-50cm	3L	5.00
97	Prunus laurocerasus 'Zabeliana'	30-40cm(D)	3L	5.00
68	Spiraea japonica 'Goldflame'	30-40cm	3L	5.00

All shrub material shall be first quality, sturdy, well rooted non-refrigerated stock with well branched heads and fibrous root systems. Shrubs shall be planted into 450mm good quality fibrous topsoil (To BS B53882:2015) incorporating organic compost and slow release fertiliser in accordance with all good horticultural practice.
A proprietary geotextile membrane (colour: Black) is to be installed between the soil and mulch of the planted areas cut with T or X slits to fit around the plants as required.
All plant material shall be a minimum of 3L pot size unless otherwise specified and conform to BS3936 Part 1 and BS 4428. Finished beds shall be dressed with 50mm blue slate mulch.

TURFING

A species rich flowering lawn turf urf shall be used for grass areas around the store. Soils used shall be low fertility subsoils cultivated to receive the turf.
The soiled area to be turfed, is to be graded and cross-graded to even running falls, to allow the finished level of the turf to be 40mm above adjoining paved areas. The surface should be lightly and uniformly firmed by rolling or treading, and reduced to a fine tilth up to 25mm in depth. All rubbish, stones greater than 50mm diameter etc, shall be removed from the surface. No turves shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions. The turves shall be laid in a stretcher bond pattern, closely butted and firmed into position, to the correct levels. The turves should be laid off planks, working over turves previously laid. A dressing of finely sifted topsoil (complying with BS 3882) should be applied to the laid turf and brushed well into the joints. Water the turves to prevent drying out before establishment.

SCALE BAR



KEY

- Proposed Extra heavy standard (16-18cm girth) tree
- Proposed ornamental shrub planting
- Proposed species rich flowering lawn turf
- Proposed 1800mm high timber close boarded fencing (detailed by others)
- Proposed Paladin fencing (detailed by others)
- HGV vehicular specification tarmacadam surface
- Proposed block paving to pedestrian area - to match existing Public Realm paving (detailed by others)
- Loading bay and plant area base formed in concrete with stippled finish

Rev.C: Amenity turf changed to species rich flowering lawn turf and tree schedule updated (SF) February 2026
Rev.B: Scale of scale bar corrected (CS) December 2025
Rev.A: North point and scale bar added (SF) December 2025

Sue Farmer BA MALD MLU Landscape Architect fdalandscape Westleigh Hall Wakefield Road Denby Dale Huddersfield HD8 8QJ telephone 01484 861611 fax 01484 861616 isdn 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk	client	Lidl GB Ltd	
	project	Store Development HALL LANE, KIRKBY	
	drawing title	LANDSCAPE DETAILS	
	scale	date	drwn by
1:250 @A1	Oct 25	SF	R/2923/1C

Appendix B – Relevant Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-Site, Land at Telegraph Way, Kirkby	Survey date and Surveyor name	4th July 2025 Ethan Westmerland
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Short mown species-poor modified grassland. All mapped parcels grouped here together for simplicity			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	All areas are species poor and do not support an average of >6 species per square metre on average
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	All areas are short mown with no notable sward variation
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	No scrub presence
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	Although these grassland areas are
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	No	No notable bare ground (i.e. <1%)
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No Bracken
G	There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).	Yes	No invasive species
Essential criterion achieved (Yes or No)			No
Number of criteria passed			4
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/√	

Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓	
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			



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